



STATE OF FLORIDA

COUNTY OF COLUMBIA

Inst: 202112003778 Date: 03/02/2021 Time: 12:47PM
Page 1 of 4 B: 1431 P: 1533, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
TODD SAMPSON

CITY MANAGER
JOSEPH HELFENBERGER

CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case Number 2016-00000497 (3pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 29th day of January 2021.



SEAL OF THE CITY OF LAKE CITY, FLORIDA.

AUDREY E. SIKES
City Clerk

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2016-00000497

v.

JULIE ADAMS and JOHN MIGUEL PREWETT,

RESPONDENTS.

ORDER

THIS CAUSE came before the Special Magistrate on January 14, 2021, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner and Respondents, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

FINDINGS OF FACT

1. Julie Adams and John Miguel Prewett ("Respondents") are the owners of residential property located at 331 NW Gwen Lake Avenue, Lake City, Florida ("Property"). City of Lake City Code Enforcement Inspector Beverly Jones appeared and testified at the hearing on behalf of Petitioner. No one appeared or testified at the hearing on behalf of Respondents.
2. The Special Magistrate issued an Order on January 9, 2018 concluding that Respondents were properly notified of alleged violations on the Property, provided with a reasonable period of time within which to correct the violations and failed to timely correct the alleged violations on the Property. As such, the Special Magistrate ordered the Petitioner to take all actions necessary to demolish and remove the structure on the subject Property and that

the Petitioner's cost to demolish and remove the structure may be assessed to Respondents and may become a lien on the property upon which Petitioner may foreclose. The Special Magistrate further ordered that the Respondents shall pay the Petitioner's enforcement costs in the amount of thirteen dollars and fifty-four cents (\$13.54) within ten (10) days, and that if not paid, may be added to the lien placed on the subject Property.

3. Inspector Jones testified that the structure on the Property suffered from a fire in 2018, and that the Property is vacant with no evidence of anyone living at the Property since 2018.
4. Notice of the January 14, 2021 hearing was sent to the Respondents on December 4, 2020 via registered mail, return receipt requested, but was returned unclaimed. Inspector Jones personally posted the Notice of Hearing at the Property and City Hall, 205 North Marion Avenue, Lake City, Florida 32055 on December 29, 2020.
5. Inspector Jones testified that the Respondents live in a nursing home and she spoke with the caregiver for Ms. Adams regarding this case. The caregiver indicated that Ms. Jones should do what she needs to do with the Property.

CONCLUSIONS OF LAW

5. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2020-022.
6. The proceedings in this matter are governed by Chapter 162, Florida Statutes, and Chapter 2, Article X and Chapter 22, Article VII, Lake City, Florida Code of Ordinances.
7. Respondents were properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.

8. Respondents failed to timely correct all of the alleged violations on the Property.
9. Petitioner requested a hearing and provided proper notice to Respondents of its date, time and location.
10. Pursuant to Chapter 2, Article X, Section 2-418 and Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned Special Magistrate is authorized to order the relief granted herein.

ORDER

11. Petitioner shall take all actions necessary to demolish and remove the structure found on the subject Property, as stated and described herein according to the January 9, 2018 Order.
12. Petitioner's costs to demolish and remove the structure may be assessed to Respondents and may become a lien on the Property, which lien can be used to foreclose on the Property by the Petitioner, according to the January 9, 2018 Order.
13. Respondents shall pay the Petitioner's enforcement costs in the amount of thirteen dollars and fifty-four cents (\$13.54) within ten (10) days, and that if not paid, may be added to the lien placed on the subject Property, according to the January 9, 2018 Order.

DONE AND ORDERED on this 19th day of January, 2021.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
Julie Adams
John Miguel Prewett
Joseph Helfenberger
David Young
Beverly Jones



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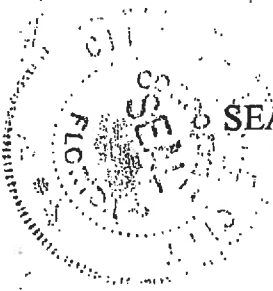
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